

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Jose

State: CA

PJ's Total HOME Allocation Received: \$66,968,554

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	88.35 %	90.22 %	51	90.66 %	16	32	
% of Funds Disbursed	76.41 %	80.19 %	59	81.06 %	22	23	
Leveraging Ratio for Rental Activities	2.78	5.73	56	4.62	24	35	
% of Completed Rental Disbursements to All Rental Commitments***	79.78 %	72.76 %	40	81.27 %	29	23	
% of Completed CHDO Disbursements to All CHDO Reservations***	70.81 %	60.11 %	35	68.23 %	53	44	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.32 %	78.04 %	43	79.86 %	60	49	
% of 0-30% AMI Renters to All Renters***	46.99 %	41.03 %	35	44.82 %	55	54	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.08 %	92.04 %	57	94.65 %	27	26	
Overall Ranking:			In State:	31 / 92	Nationally:	42 42	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$25,425	\$32,339		\$25,419	1,013 Units	66.40 %	
Homebuyer Unit	\$46,516	\$19,480		\$14,530	224 Units	14.70 %	
Homeowner-Rehab Unit	\$12,324	\$26,371		\$20,251	288 Units	18.90 %	
TBRA Unit	\$0	\$2,782		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Jose CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$96,003	\$376,478	\$12,324
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	37.6	33.0	50.7	0.0
Black/African American:	16.9	2.7	3.5	0.0
Asian:	5.3	24.6	17.0	0.0
American Indian/Alaska Native:	0.4	0.0	1.7	0.0
Native Hawaiian/Pacific Islander:	0.0	3.6	1.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	1.0	0.0
Asian and White:	0.0	0.0	1.0	0.0
Black/African American and White:	0.0	0.0	1.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.3	0.0
Other Multi Racial:	0.7	4.5	5.6	0.0
Asian/Pacific Islander:	11.7	2.7	0.0	0.0

ETHNICITY:

Hispanic	27.3	29.0	17.0	0.0
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HOUSEHOLD SIZE:

1 Person:	54.8	42.9	33.7	0.0
2 Persons:	21.4	16.5	33.3	0.0
3 Persons:	13.6	21.9	14.6	0.0
4 Persons:	6.8	12.5	9.0	0.0
5 Persons:	2.0	4.9	5.9	0.0
6 Persons:	1.3	0.9	2.1	0.0
7 Persons:	0.1	0.4	0.7	0.0
8 or more Persons:	0.1	0.0	0.7	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	39.9	44.6	22.6	0.0
Elderly:	30.5	2.2	41.3	0.0
Related/Single Parent:	14.8	14.3	12.2	0.0
Related/Two Parent:	12.6	26.8	17.4	0.0
Other:	2.2	12.1	6.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	23.9	0.0 [#]
HOME TBRA:	9.8	
Other:	11.2	
No Assistance:	55.1	

of Section 504 Compliant Units / Completed Units Since 2001 15

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Jose

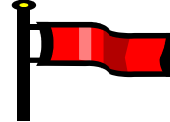
State: CA

Group Rank: 42
(Percentile)

State Rank: 31 / 92 PJs

Overall Rank: 42
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	79.78	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	70.81	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.32	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	94.08	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.58	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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